



**58.85 ACRES**  
SKIRPENBECK, YORK, EAST YORKSHIRE

**Cundalls**







## **58.85 ACRES**

SKIRPENBECK  
YORK  
EAST YORKSHIRE  
YO41 1HG

*Stamford Bridge 3 miles, Pocklington 7 miles, York 11 miles, Malton 12 miles, Driffield 18 miles (All distances approximates)*

### **A SUPERB, EDGE OF VILLAGE, BLOCK OF GRADE II ARABLE LAND**

*A productive block of 58.85 acres of arable land with excellent road frontage and set within a ring fence*

- Highly productive Grade II arable land
- Farm Building on the land
- Edge of village location
- Good road frontage
- Ring fenced parcel, comprising two fields
- Cropping area circa 58.83 acres
- Deep bodied, fertile soils suitable for range of cropping
- BPS entitlements to be included within the sale

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £550,000 (£9,345/acre)**

## DESCRIPTION / BACKGROUND

The land amounts to approximately 58.85 acres and comprises a ring fenced block of Grade II arable land with farm building. It is situated to the East of Skirpenbeck village, at the foot of the Yorkshire Wolds, between Driffield and York.

The land benefits from good road access via two gateways suitable for large machinery. The A166 is only a short distance south, running from York to Bridlington.

The land is a deep bodied loam and comprises predominantly Grade II arable land, which in recent years has grown continuous winter wheat, but is capable of producing a range of cereal, root and protein crops.

The land sits within a ring fence and comprises two fields, suitable for modern machinery and farming methods.

There is a farm building located on the land, amounting to approximately 640 sq. ft. and is constructed of breeze block and timber walls with concrete floor, set under corrugated sheet roof. The building is however in need of improvements in order for it to be used for storage or livestock purposes.

The land is registered for the Basic Payment Scheme and entitlements will be transferred with the land.

## LOCATION

The parcel of land is situated on the eastern edge of Skirpenbeck village within East Yorkshire.

Skirpenbeck is a small, sought after rural village located just to the north of the A166 (York to Bridlington road). Despite its peaceful location it is within easy commuting distance of York, Malton and Pocklington (11 miles, 12 miles and 7 miles respectively).

An excellent range of local facilities can be found in the nearby village of Stamford Bridge, which sits 2 ½ miles to the south west and includes shops, bank, stores and a primary school.

The historic City of York is situated approximately 12 miles away and has a wide range of services and amenities including mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.

## SOIL TYPES

According to The Soil Association of England and Wales, the land is classified as belonging to the 'Sessay' series of soil types, described as 'fine and coarse loamy soils' and the 'Worcester' series of soil types, described as 'slowly permeable reddish clay soils'.

## LAND CLASSIFICATION

Based on the Ministry of Agriculture Land Classification Plans, the whole of the land is classified as Grade II and is capable of growing high yielding crops of cereals and root crops.

## LAND SCHEDULE

Description	Parcel I.D.	Ha	Acres
Arable land	0681	19.31	47.6
Arable land	8682	3.14	7.75
Farm building	8682	0.014	0.024
Arable land	8461	1.41	3.48
<b>TOTAL</b>		<b>23.874</b>	<b>58.854</b>

## CROPPING SCHEDULE

Parcel I.D.	Crop			Ha	Acres
	2013/2014	2014/2015	2015/2016		
0681	Winter Wheat	Winter Wheat	Winter Oil Seed Rape	19.31	47.6
8682	Winter Wheat	Winter Wheat	Winter Oil Seed Rape	3.14	7.75
8682	Farm Building	Farm Building	Farm Building	0.014	0.024
8461	Winter Wheat	Winter Wheat	Winter Oil Seed Rape	1.41	3.48
<b>TOTAL</b>				<b>23.874</b>	<b>58.854</b>

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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme (BPS). The vendor will retain the 2016 claim, however Cundalls will transfer the entitlements to the purchasers for the 2017 claim year assuming the purchasers meet the requirements of the Basic Payment scheme.

### ENVIRONMENTAL SCHEMES

The land is not subject to any environmental schemes.

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### SPORTING, TIMBER & MINERAL RIGHTS

Timber and mineral rights are in hand and included in the sale. Sporting rights are owned by the Aldby Park Estate, however in recent years we understand, that they have not shot over the land.

### EARLY ENTRY AND GROWING CROPS

None, it is expected completion will take place following harvest 2016. Early entry onto the land prior to exchange/completion to establish 2016/17 crops will be allowed at purchasers own risk

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole. For those with queries or to inform the agents of their interest in order to be involved with sale negotiations, please register your interest to Tom Watson or Edward Wilkinson  
Contact: 01653 697 820 or email: [Edward.Wilkinson@cundalls.co.uk](mailto:Edward.Wilkinson@cundalls.co.uk)  
[tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

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## GENERAL INFORMATION

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Services: None  
Council Tax: Not applicable  
Planning: East Riding of Yorkshire Council. Tel: 01482 393 939.  
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion/after harvest 2016.  
Viewing: In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office. Telephone 01653 697820  
Postcode: YO41 1HG.  
Guide Price: £550,000 (£9,345 /acre)

### NOTICE:

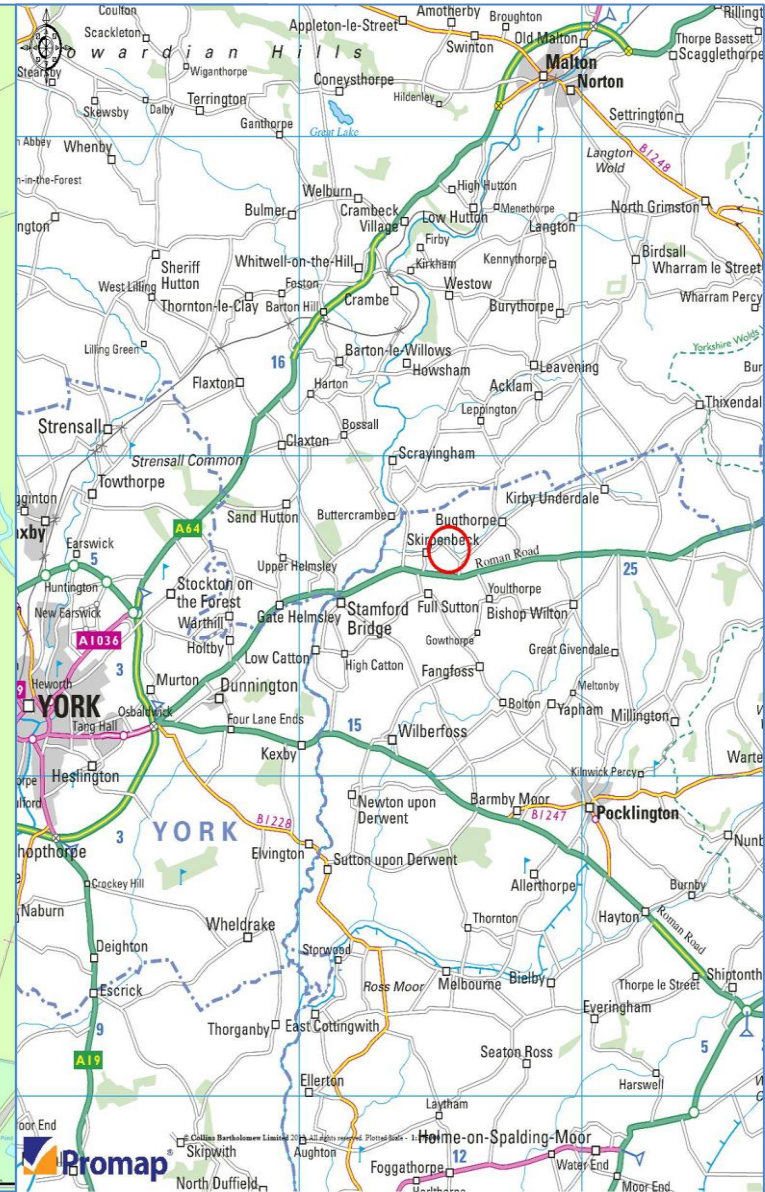
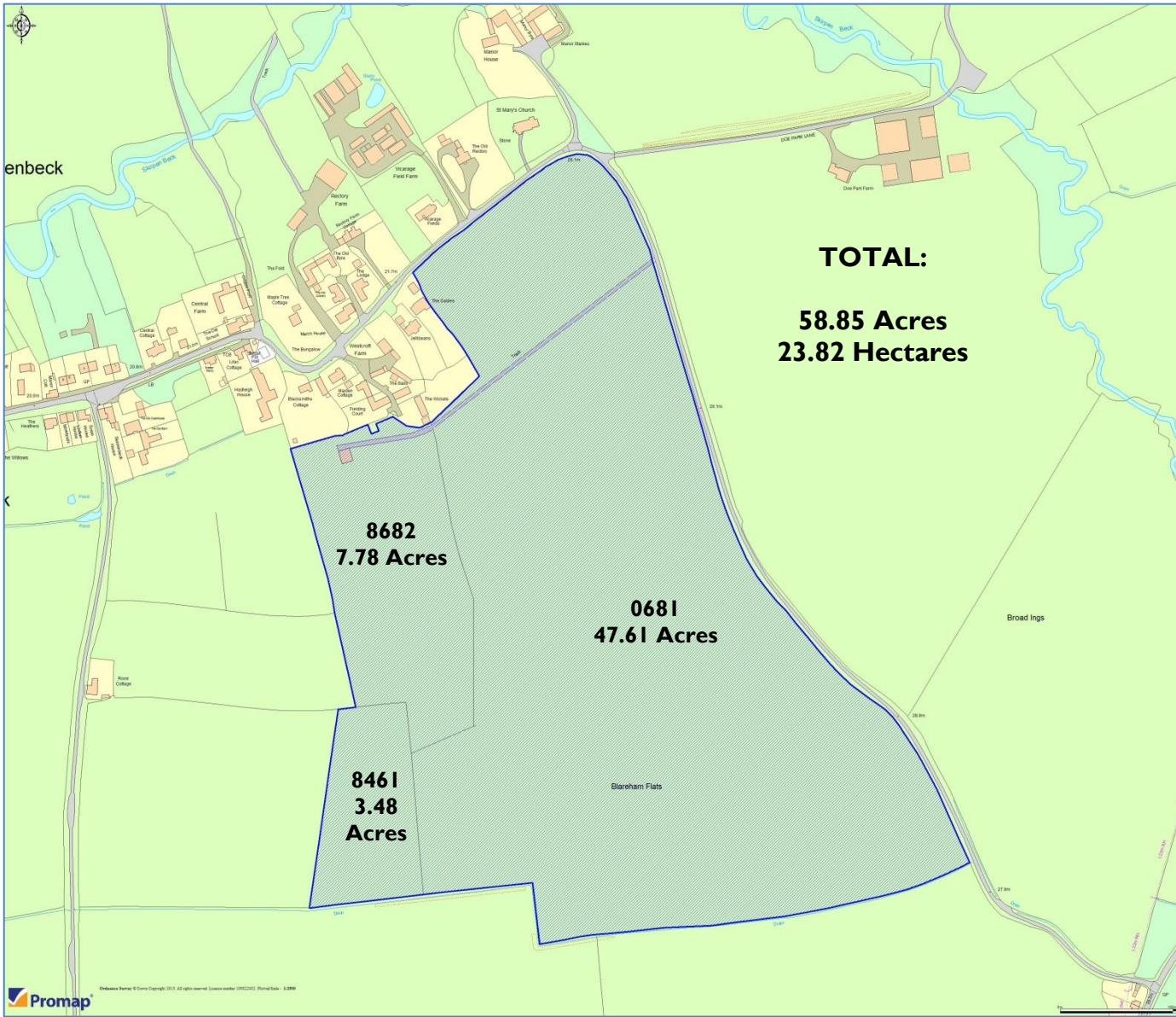
Details prepared and photographs prepared June 2016.

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Agents employment has the authority to make or give any representation or warranty in respect of the property.

**Farm Building**







**PROFESSIONALS IN PROPERTY SINCE 1860**



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